

Date of Public Hearing: October 27, 2010

**PLANNING COMMISSION  
REVISED PUBLIC HEARING**

**SUBJECT: Review of New Featherbed Agricultural and Forestal District**

**ELECTION DISTRICTS: Blue Ridge**

**CRITICAL ACTION DATE: November 4, 2010**

**STAFF CONTACT: Robyn Bailey, Economic Development**

**RECOMMENDATIONS:**

**Agricultural District Advisory Committee (ADAC):** The Agricultural District Advisory Committee (ADAC) held a public meeting on October 6, 2010. The ADAC (7-0-2-1, Baer and Lawson absent for the vote and Kaufman abstained) recommended to the Planning Commission and to the Board of Supervisors to approve all applications that are geographically eligible and having management plans, as described in Attachment II, for inclusion in the New Featherbed Agricultural and Forestal District and to modify the term and condition of the District to 10 years and a 40 acre subdivision minimum.

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**BACKGROUND:**

The current term of the New Featherbed Agricultural and Forestal District will expire on November 4, 2010. Currently, the District has a four-year term and a lot subdivision minimum of 40 acres. The District lies within an area generally west of Cobb House Road (Route 629) and the Village of Aldie, north of the Little River and John Mosby Highway (Route 50), south of Goose Creek, Wainway Lane, and Snickersville Turnpike (Route 734), and east of and along Whitetail Ridge Lane and Sam Fred Road (Route 748), in the Blue Ridge Election District.

Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue the District with the current term and conditions, modify the term and/or conditions of the District, or terminate the District. During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

In three letters dated July 21, 2010, T. Nelson Gunnell, President Banbury Cross, LLC and Bush Hill Development Corporation **requested withdrawal of three parcels totaling 451 acres:** Pin: 467-36-3576-000 (369.14 acres), Pin: 468-46-5456-000 (78.54 acres) and Pin: 467-27-8809-000 (3 acres). These three parcels constituted a “core” of the District. As a result of the

withdrawal of these parcels and loss of a core, seven parcels, totaling 101 acres, have become geographically ineligible, as defined by state code and described in Attachment I.

During the review of an Agricultural District, any owner of additional qualifying land may apply for inclusion within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board must hold to review the District and any new applications.

The ADAC held a public meeting on **October 6, 2010**, to review the New Featherbed Agricultural and Forestal District. ADAC recommended that the District be modified with a term of 10 years and a subdivision minimum of 40 acres. ADAC also reviewed the parcels enrolled in the New Featherbed Agricultural District, and made recommendations regarding whether each should continue in the District. The ADAC recommendations for each are outlined on Attachment II.

**ISSUES:**

The current conditions of the New Featherbed Agricultural and Forestal District are as follows: term of four (4) years and a subdivision minimum of 40 acres. However, ADAC policy is to recommend the term of the Ag Districts all be the maximum of 10 years and the condition of subdivision minimum be equal to the current zoning requirements of the land in the District: for AR-1, 20 acres; and AR-2 **40** acres.

**FISCAL IMPACT:** None

**DRAFT MOTIONS:**

1. I move that the Planning Commission recommend the Board of Supervisors renew the New Featherbed Agricultural and Forestal District with a term of 10 years and a **40**-acre subdivision minimum.

OR

2. I move that the Planning Commission recommend the Board of Supervisors renew the New Featherbed Agricultural and Forestal District with a term of 4 years and a **40**-acre subdivision minimum.

2. I move an alternate motion ...

**ATTACHMENTS:**

I. Agricultural and Forestal District Eligibility for Adding Land to a District During a Review

II. Summary of Parcel Membership Changes for the New Featherbed Agricultural and Forestal District

III: New Featherbed Agricultural and Forestal District Ordinance

**STAFF CONTACT:** Robyn Bailey, Economic Development